



# Laet Street, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

£94,500

## Description

TWO BEDROOM GROUND FLOOR FLAT SITUATED IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN AND A BRAND NEW DAMP PROOFING COURSE

Brannen & Partners welcome to the market this well proportioned two bedroom ground floor flat, conveniently located close to the town centre and a short walk to the Fish Quay. Benefitting from good sized accommodation, double glazing and a shared rear yard.

Briefly comprising: Private entrance hallway connecting to all principal rooms of the home, whilst housing an integral under stair cupboard.

Positioned towards the rear of the property, the living room is amply sized and well lit by a tall picture window . A door gives access to the kitchen, housing a variety of fitted wall and base units, as well as access to the rear yard.

From here, an inner lobby offers further storage and access to the bathroom, comprising a step in shower, hand basin and W.C.

Back to the initial entrance hallway, the two double bedrooms can be accessed, one of which is particularly generous in size and overlooks the front of the property.

Externally to the rear is a shared yard.

North Shields is a popular residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and shops, a pleasant walk will take you to the regenerated Fish Quay and a short drive to Tynemouth Village both offering a great selection of restaurants and cafes.

### Entrance Hallway

3'4" x 12'2"

### Living Room

12'0" x 13'11"

### Kitchen

6'7" x 12'0"

### Bedroom One

12'10" x 13'5"

### Bedroom Two

7'6" x 10'10"

### Rear Lobby

2'10" x 2'11"

### Bathroom

4'11" x 7'3"

### Rear Yard

### Tenure

Leasehold - Share of Freehold - 986 years remaining

